June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Avon Grove (Chester, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
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June 2026

Avon Grove (Chester, PA)

New Listings 31

▼ -11.4% from May 2026: **35**
▲ 47.6% from Jun 2025: **21**

YTD	2026	2025	+/-
	178	**143**	24.5%

5-year Jun average: **33**

New Pendings 24

▼ -7.7% from May 2026: **26**
▲ 14.3% from Jun 2025: **21**

YTD	2026	2025	+/-
	147	**123**	19.5%

5-year Jun average: **32**

Closed Sales 33

▲ 13.8% from May 2026: **29**
▲ 13.8% from Jun 2025: **29**

YTD	2026	2025	+/-
	129	**116**	11.2%

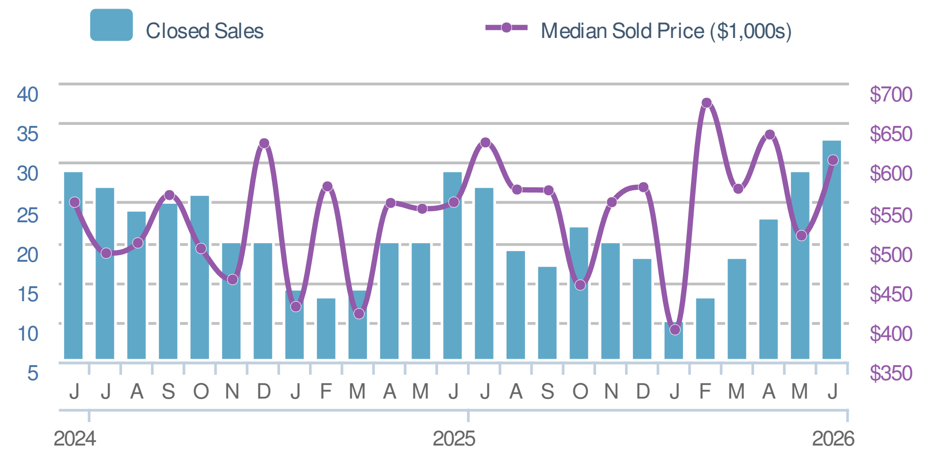
5-year Jun average: **34**

Median Sold Price $603,000

▲ 18.7% from May 2026: **$508,000**
▲ 9.6% from Jun 2025: **$550,000**

YTD	2026	2025	+/-
	$580,000	**$520,000**	11.5%

5-year Jun average: **$524,450**



Active Listings 40

May 2026	Jun 2025
36	**45**

Avg DOM 12

May 2026	Jun 2025	YTD
17	**27**	**24**

Avg Sold to OLP Ratio 102.1%

May 2026	Jun 2025	YTD
100.5%	**100.6%**	**100.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Avon Grove (Chester, PA) - Detached

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New Listings 30

▼ -6.3%	▲ 50.0%
from May 2026: **32**	from Jun 2025: **20**

YTD	2026	2025	+/-
	163	**135**	20.7%

5-year Jun average: **30**

New Pendings 22

▼ -4.3%	▲ 10.0%
from May 2026: **23**	from Jun 2025: **20**

YTD	2026	2025	+/-
	135	**114**	18.4%

5-year Jun average: **28**

Closed Sales 28

↔ 0.0%	▲ 7.7%
from May 2026: **28**	from Jun 2025: **26**

YTD	2026	2025	+/-
	118	**105**	12.4%

5-year Jun average: **30**

Median Sold Price $633,309

▲ 22.6%	▲ 12.1%
from May 2026: **$516,500**	from Jun 2025: **$565,000**

YTD	2026	2025	+/-
	$592,500	**$537,500**	10.2%

5-year Jun average: **$552,872**

Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for June was $633,309, representing an increase of 22.6% compared to last month and an increase of 12.1% from Jun 2025. The average days on market for units sold in June was 13 days, 24% below the 5-year June average of 17 days. There was a 4.3% month over month decrease in new contract activity with 22 New Pendings; a 13.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and an 18.2% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 1.12 in May and an increase from 0.75 in June 2025. The Contract Ratio is 51% lower than the 5-year June average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

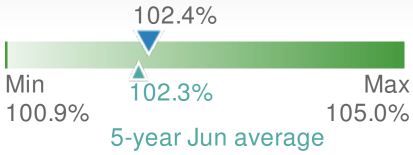
Active Listings 39

May 2026	Jun 2025
33	**44**

Avg DOM 13

May 2026	Jun 2025	YTD
17	**24**	**26**

Avg Sold to OLP Ratio 102.4%



May 2026	Jun 2025	YTD
100.5%	**100.9%**	**100.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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June 2026

Avon Grove (Chester, PA) - Attached

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New Listings 1

▼ -66.7% from May 2026: **3**

↔ 0.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	14	**8**	75.0%

5-year Jun average: **3**

New Pendings 2

▼ -33.3% from May 2026: **3**

▲ 100.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	12	**9**	33.3%

5-year Jun average: **4**

Closed Sales 5

▲ 400.0% from May 2026: **1**

▲ 66.7% from Jun 2025: **3**

YTD	2026	2025	+/-
	11	**11**	0.0%

5-year Jun average: **5**

Median Sold Price $420,000

↔ 0.0% from May 2026: **$420,000**

▼ -7.7% from Jun 2025: **$455,000**

YTD	2026	2025	+/-
	$415,000	**$375,500**	10.5%

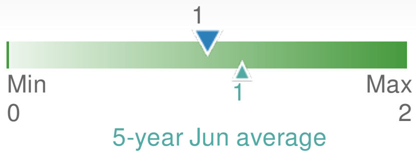
5-year Jun average: **$423,193**

Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for June was $420,000, representing no change compared to last month and a decrease of 7.7% from Jun 2025. The average days on market for units sold in June was 8 days, 57% below the 5-year June average of 19 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in May and an increase from 1.00 in June 2025. The Contract Ratio is 32% lower than the 5-year June average of 4.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 1

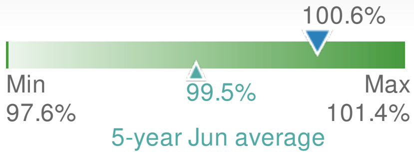


May 2026	Jun 2025
3	**1**

Avg DOM 8

May 2026	Jun 2025	YTD
6	**45**	**13**

Avg Sold to OLP Ratio 100.6%



May 2026	Jun 2025	YTD
100.0%	**97.6%**	**97.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Avon Grove (Chester, PA) - Attached/Townhouse

New Listings 1

▼ -66.7%	↔ 0.0%
from May 2026: **3**	from Jun 2025: **1**

YTD	2026	2025	+/-
	14	**6**	133.3%

5-year Jun average: **3**

New Pendings 2

▼ -33.3%	▲ 100.0%
from May 2026: **3**	from Jun 2025: **1**

YTD	2026	2025	+/-
	12	**7**	71.4%

5-year Jun average: **3**

Closed Sales 5

▲ 400.0%	▲ 66.7%
from May 2026: **1**	from Jun 2025: **3**

YTD	2026	2025	+/-
	11	**9**	22.2%

5-year Jun average: **5**

Median Sold Price $420,000

↔ 0.0%	▼ -7.7%
from May 2026: **$420,000**	from Jun 2025: **$455,000**

YTD	2026	2025	+/-
	$415,000	**$385,000**	7.8%

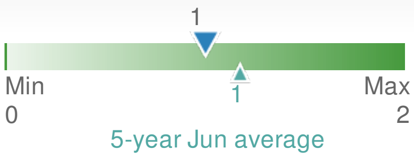
5-year Jun average: **$423,193**

Summary

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for June was $420,000, representing no change compared to last month and a decrease of 7.7% from Jun 2025. The average days on market for units sold in June was 8 days, 57% below the 5-year June average of 19 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in May and an increase from 1.00 in June 2025. The Contract Ratio is 30% lower than the 5-year June average of 4.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 1

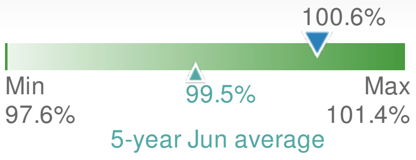


May 2026	Jun 2025
3	**1**

Avg DOM 8

May 2026	Jun 2025	YTD
6	**45**	**13**

Avg Sold to OLP Ratio 100.6%



May 2026	Jun 2025	YTD
100.0%	**97.6%**	**97.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.